Residential Site Requirements

Planning Division

Redmond Community Development Guide 20C.30.25-140 (RCDG)

THE FOLLOWING MUST BE SHOWN ON ALL RESIDENTIAL SITE PLANS

Lot size in square feet: _____ **Zoning designation of site: _____**

❒ SETBACKS

All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure. Because side setbacks are often determined by the setbacks of the neighboring houses, we may request that the setbacks of the neighboring houses be shown.

Development Standard	Minimum Allowed							Proposed
Setbacks:	R-1	R-2	R-3	R-4	R-5	R-6		In linear feet from structure to property line
Front	30’	30’	20’	15[8]	15[8]	15[8]		
Side/Interior Setback (each side) (in feet)[6]	20’	5’/10’	5’/10’	5’/10’	5’/10’	5’/10’		
Side Street Setback (in feet)	20’	15’	15’	15’	15’	15’		
Rear Setback (in feet)[9]	30’	10’	10’	10’	10’	10’		
Garage/Carport	18’	18’	18’	18’	18’	18’		

❒ MAXIMUM LOT COVERAGE FOR STRUCTURES

The maximum lot coverage for structures establishes the maximum percentage of a lot that may be covered with primary and accessory structures. This shall be a calculation showing the percentage of the lot covered by existing and proposed structures. Decks that are 30” or higher from grade and roof structures that are large enough to require support (i.e. porches) shall be included. A break-down of what has been included in the Lot Coverage calculation must be shown. This calculation does not include cantilevered building projections, or eaves.

Maximum Structure Coverage Calculation:
(Lot Size) X (Allowed % of Coverage) = % of Structure
Percentage of Lot Coverage Calculation:
(Total Structure Coverage Sq Ft) / (Lot Size) = % covered

Development Standard	Maximum Allowed							Proposed
Lot Coverage for Structures	R-1	R-2	R-3	R-4	R-5	R-6		In square feet of structures (see calculation above)
	12%	30%	35%	35%	40%	45%		
House								
Garage/Carport								
Decks/Porches > 30” (covered or uncover)								
Accessory Structures								
TOTAL Sq. Ft. of Structure Coverage:								
PERCENTAGE of Lot Coverage:							%	%

❒ MAXIMUM IMPERVIOUS SURFACE

The maximum impervious surface establishes the maximum percentage of a lot’s area that may be covered with structures (see inclusions in maximum structure coverage, above), including outdoor storage, paved areas (including gravel), and other impervious surfaces. Impervious surface is any material or ground treatment that prevents or substantially reduces absorption of storm water into the ground (i.e., concrete, asphalt, sidewalks, buildings, solid surface or covered decks, etc.). This calculation does not include eaves or overhangs unless they are large enough to require support. A break-down of what has been included in the impervious surface calculation must be shown.

Maximum Impervious Surface Calculation:
(Lot Size) X (Allowed % of I.S. per RCDG) = Maximum Allowed Impervious Surface
Percentage of Impervious Surface Calculation:
(Total Impervious Surface) / (Lot size) = Percentage of Proposed Impervious Surface

Development Standard	Maximum Allowed							Proposed
Impervious Surface	R-1	R-2	R-3	R-4	R-5	R-6		In square feet of surface areas (see calculation above)
	20%	40%	60%	60%	60%	65%		
Total lot coverage for structures								
Driveways, walkways & other I.S.								
TOTAL:								
PERCENTAGE of impervious surface:							%	%

❒ MINIMUM OPEN SPACE

This is required only if it is a condition of the plat and should be demonstrated as a calculation. The areas of the lot used to meet this requirement shall be outlined and dimensioned on the site plan. The minimum horizontal dimension for any open space is 15'.

❑ MAXIMUM HEIGHT OF STRUCTURES

The maximum height of structures requirement sets the limit above which structures shall not extend. The height is the vertical distance measured from the approved average finished grade around the building to the highest point of the structure. The approved finished grade shall be measured by taking the smallest rectangle around the building and averaging the elevations at the midpoint of each side of the rectangle. On the site plan, the rectangle shall be shown drawn around the outside of the building along with the midpoint elevations. A calculation shall demonstrate the Average Grade Elevation used to measure the structure height. The measurement from the average grade elevation to the highest point of the structure (ex: Top of Roof elevation) shall be shown for all proposed structures or additions.

Average Grade Calculation:
(Elevation 1+2+3+4) / (4) = Average Grade Elevation

Development Standard	Maximum/Minimum Allowed							Proposed
Maximum Height of Structure[15] ([15] Shoreline areas 30')	R-1	R-2	R-3	R-4	R-5	R-6		Elevations are typically shown from sea level
	35'	35'	35'	35'	35'	35'		
Grade elevation #1								
Grade elevation #2								
Grade elevation #3								
Grade elevation #4								
Average Grade:								
Top of Roof Elevation:								

❒ TREES

All trees on the site with trunks greater than 4" in diameter shall be shown on the site plan. The diameter of the trunks must be shown along with the drip lines (or outermost reach) of the trees' branches. Please see RCDG 20D.80.20 for Tree Protection standards, as they will apply to any work that is done within 5' of the drip line of a tree. Please note that at least 35% of the trees on site must be saved. If a tree is proposed for removal, this must be reviewed and permitted as part of the building permit. Site restrictions, all easements and property related site restrictions (for example: NGPEs, environmentally sensitive areas, saved trees, utility easements, access easements, etc) must be shown on the site plan.

Development Standard	Maximum/Minimum Allowed	Proposed
Trees	# of Trees	# Trees to be removed

Signature of Owner or Representative: _____ **Date:** _____